

# \$4,475,000 - 10331 176 Street, Edmonton

MLS® #E4413174

**\$4,475,000**

0 Bedroom, 0.00 Bathroom,  
Industrial on 0.00 Acres

Stone Industrial, Edmonton, AB

27,897 SF building on 1.84 Acres. Extra wide 55' column span in the warehouse area with 24' clear ceiling height. ± 0.75 Acre undeveloped yard area to the north of the building, with potential for drive-in grade loading addition. Unparalleled West Edmonton location with easy access off 170th Street and Stony Plain Road. Also available for lease.

Built in 2000

## Essential Information

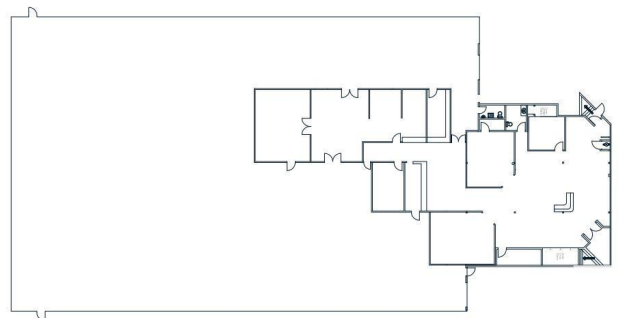
|            |             |
|------------|-------------|
| MLS® #     | E4413174    |
| Price      | \$4,475,000 |
| Bathrooms  | 0.00        |
| Acres      | 0.00        |
| Year Built | 2000        |
| Type       | Industrial  |
| Status     | Active      |

## Community Information

|             |                  |
|-------------|------------------|
| Address     | 10331 176 Street |
| Area        | Edmonton         |
| Subdivision | Stone Industrial |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5S 2C8          |



Main Floor



## Exterior

|              |          |
|--------------|----------|
| Exterior     | Concrete |
| Construction | Concrete |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | November 8th, 2024 |
| Days on Market | 149                |
| Zoning         | Zone 40            |

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Listing information last updated on April 6th, 2025 at 8:02am MDT